

GRANTOR(S) Robert H. Garner and Charlotte J. Garner, et ux

TO 2927 PLEASANT HILL RD. NESBIT, MS. 38651
601-429-2505 - HOME WORK - 961-332-1020

WARRANTY DEED

GRANTEE(S) Kevin A. Garner and Shannon D. Garner, et ux

2927 PLEASANT HILL RD. NESBIT, MS. 38651
601-429-2505 - HOME WORK - N/A

For and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, (WE) Robert H. Garner and Charlotte J. Garner, "Grantor(s)", do hereby sell, convey, and warrant unto Kevin A. Garner and wife, Shannon D. Garner, as tenants by the entirety, and not as tenants in common, (Grantee(s)), the land lying and being situated in Desoto County, Mississippi, described as follows, to wit:

Section 28 - Township 2 South - Range 7 West - Desoto Co., Mississippi

LOT 1: Beginning at a point in the South line of Pleasant Hill Road 4627' East of the West line of Section 28-T2-R7W; thence N 86 16'E 127.61 to the Northwest corner of Lot 2; thence S 13 53' 30"E a distance of 341.36' to the Southwest corner of Lot 2; thence S 86 16'W a distance of 127.61' to the Southwest property corner; thence N 13 53'30"W a distance of 341.36' to the point of beginning.

LOT 1 is part of the subdivision of a 4.10 acre parcel located in SECTION 28 TOWNSHIP 2 RANGE 7 WEST, and recorded in Book 149, Page 621, in the Chancery Clerk's Office of Desoto County, Mississippi.

EASEMENT: A 25' WIDE DRIVEWAY EASEMENT EXISTS ALONG THE FRONT (North) PORTION OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT, WHICH WILL PERMIT INGRESS/EGRESS TO LOTS 1.2.and 3.

The warranty in this deed is subject to: Rights-of-Way and Easements for Public Roads, Public Utilities and Drainage, together with any Restrictive Covenants on subject property of record in the Office of the Chancery Clerk of said county.

Possession will be given on delivery, and taxes for the current year are to be paid by Grantor.

STATE MS - DESOTO CO
WITNESS the signature(s) of the Grantor(s) this, the 31ST day of August, 1992

SEP 1 4 09 PM '92

RECORDED 9-2-92
DEED BOOK 249
PAGE 1
W.E. DAVIS CH.CLK.

Robert H. Garner
Charlotte J. Garner
GRANTOR(S)

STATE OF Tennessee
COUNTY OF Shelby

THIS DAY personally appeared before me, the undersigned authority in and for said County and State, Robert H. Garner and Charlotte J. Garner, "Grantor(s)", who each acknowledged that they signed and delivered the above Warranty Deed on the date mentioned therein and for the purposes expressed.

GIVEN under my hand and Official Seal this, the 31ST day of August, 1992

(SEAL)

James C. Brewer
NOTARY PUBLIC
SHELBY COUNTY, TENN.

My Commission Expires Jan. 29, 1996

My Commission Expires _____